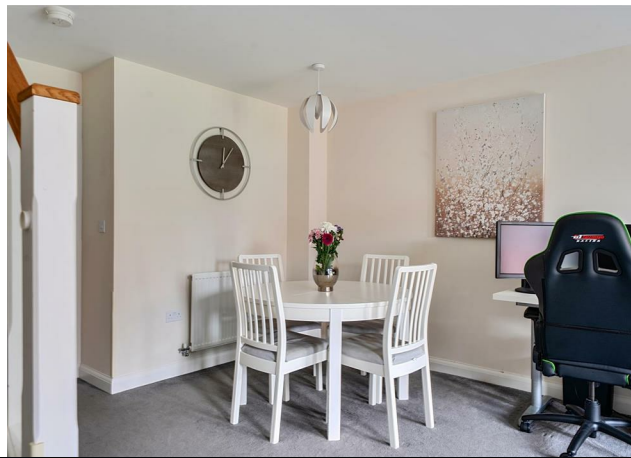
GREENWOODS
property centre

SALES
LETTINGS
COMMERCIAL









7 Brennan Close, Bristol, BS4 1FS **£320,000**

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- NO ONWARD CHAIN
- 0.1 Miles to Filwood Park Play Area
- Two Double Bedrooms
- Solar Panels
- En-Suite and Ground Floor WC
- Allocated Parking
- EPC Rating - 87
- Contemporary Design

OFFERED WITH NO ONWARD CHAIN
Situated within Brennan Close, this attractive two-bedroom home offers well-proportioned accommodation throughout, an allocated parking space, solar panels and a lovely rear garden.

Upon entering the property, you are welcomed by an entrance hallway which provides access to the kitchen, a useful downstairs cloakroom WC and the main living accommodation.

The kitchen is positioned to the front of the property and offers a practical space for preparing meals, with a range of fitted units and worktop space. To the rear, the real heart of the home is the incredibly generous living/dining room, measuring over 18ft in length! This fantastic space offers plenty of room for both comfortable seating and a dining table, making it ideal for relaxing at the end of the day or entertaining friends and family. French doors open directly onto the rear garden, allowing the inside and outside spaces to flow effortlessly together during the warmer months.

Heading upstairs, the property continues to impress with two generously proportioned bedrooms. Bedroom one is a fantastic double room, benefiting from its own en-suite shower room, creating a comfortable retreat with that added touch of privacy. Bedroom two is another well-sized room, offering plenty of versatility to be used as a guest bedroom, children's bedroom or even a home office, depending on the occupier's needs. Completing the first floor is a family bathroom, fitted with a bath, wash hand basin and WC.

Externally, the rear garden is mainly laid to lawn, providing a lovely space for children to play, pets to roam or simply enjoying some sunshine! A small patio area offers the perfect spot for outdoor seating, al-fresco dining or a BBQ with friends and family.

This fabulous home is conveniently located less than half a mile from Hengrove Leisure Park
benefitting plenty of eateries, activity spots and less than 1 mile to imperial retail park, for all your shopping needs!

Open Plan Living/Dining Room 18'8" x 13'1" (5.69 x 3.99)

Bedroom One 12'9" x 10'4" (3.91 x 3.15)

Bedroom Two 12'11" x 8'5" (3.94 x 2.57)

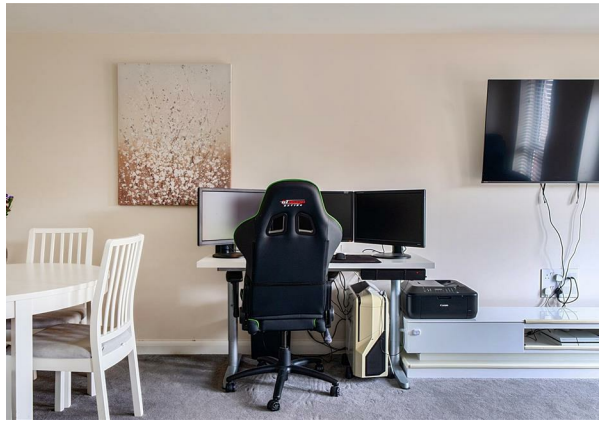
Kitchen 10'2" x 6'5" (3.12 x 1.98)

Bathroom 5'6" x 5'4" (1.7 x 1.63)

En-suite 5'6" x 5'4" (1.7 x 1.63)

WC 4'11" x 2'11" (1.52 x 0.91)

























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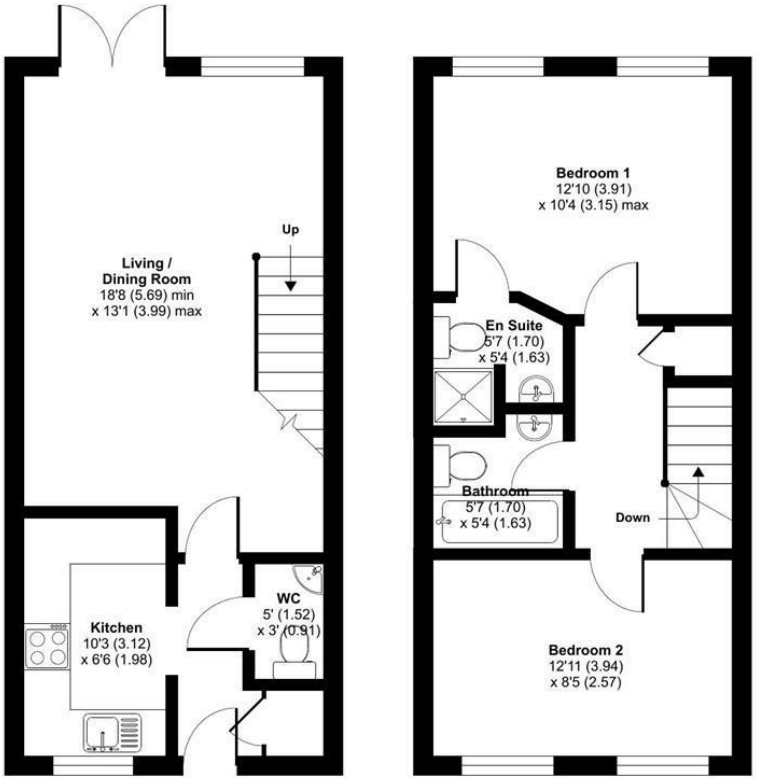
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Brennan Close, Bristol, BS4

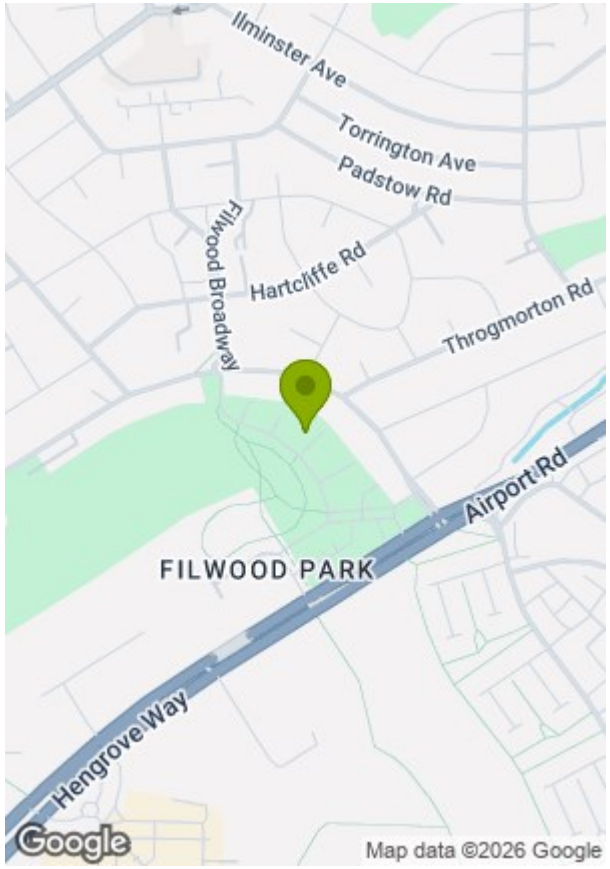
Approximate Area = 768 sq ft / 71.4 sq m

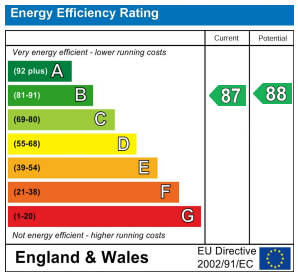
For identification only - Not to scale

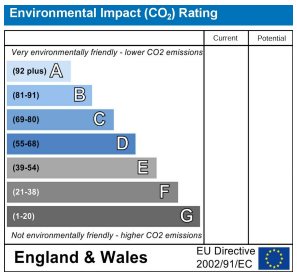


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1537949

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